

SUBSTITUTED TRUSTEE'S DEED

WHEREAS, default was made in the payment of the said indebtedness, according to the terms and provisions described in the said Deed of Trust and the undersigned Substituted Trustee believing that the property described in

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said Deed of Trust was endangered as security for said debt and having been requested by the owner and holder of said Deed of Trust to foreclose, I, ROBERT Q. WHITWELL, SUBSTITUTED TRUSTEE, did, pursuant to said request, on Friday, October 21, 1977, within legal hours, at the East door of the Courthouse in the Town of Hernando, DeSoto County, Mississippi, offer for sale at public auction and did sell to LAURA PEARL HARDIN, she being the best and highest bidder for cash, at and for the sum of \$16,021.16, the lands mentioned in the said Deed of Trust and situated in DeSoto County, Mississippi and described as follows, towit:

A parcel of land in Section 27, Township 1 South, Range 8 West beginning at a point in the center of Goodman Road 1685 feet east of the southwest corner of the Southeast Quarter of Section 27, Township 1, Range 8 West, said point of beginning being the southwest corner of the lot owned by R. B. McGibbon; thence north 22 degrees 45 minutes west with the west line of said McGibbon lot 120 feet to a stake in the northwest corner of said McGibbon lot; thence north 84 degrees 50 minutes east with the north line of said McGibbon lot 60 feet to the west right-of-way line of the Illinois Central Railroad; thence north 22 degrees 45 minutes west with the west right-of-way line of said railroad 216 feet to a stake in the center of a small ditch; thence south 10 degrees west with the center line of said ditch 310 feet to the south line of said Section 27; thence north 84 degrees 50 minutes east with the south line of said section 134 feet to the point of beginning, containing .555 acre, and being a part of the land conveyed to W. P. Sanders by Dr. F. M. Pollard by deed recorded in Book 27 at Page 315 of the Land Deed Records of said county, LESS AND EXCEPT a strip on the south side conveyed to DeSoto County for road purposes by deed recorded in Book 41 at Page 50 in said County, and subject to an easement for ingress, egress and regress granted to Henry G. Lee by deed recorded in Book 65 at Page 159 in said county, and being the same land conveyed to the grantors this day by F. G. Thomas, et ux by deed recorded in Book 43 at Page 263 of said county.

The time, terms and places of the sale being duly advertised for three consecutive weeks immediately preceding the said sale by publication in the North Mississippi Times, a newspaper published and having general circulation in DeSoto County, Mississippi, proof of publication being attached hereto and made a part hereof, and by posting notice of sale

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upon the locked bulletin board of the courthouse in the county on the 20th day of September, 1977, and said notice remained posted on said locked bulletin board until the date of the sale of the said lands, towit, Friday, October 21, 1977.

That the said LAURA PEARL HARDIN purchased the said hereinabove described property at a price of \$16,021.16 this being the highest, last and best bid, and the undersigned Substituted Trustee applied said sum to the indebtedness secured by the aforesaid Deed of Trust.

That the said appointment of the Substituted Trustee was made of record in Book 215, Page 779 of the Real Estate Trust Deeds Records of DeSoto County, Mississippi, and the notice of Substituted Trustee's Notice of Sale was published for three consecutive weeks, as required by law, and said lands were sold to LAURA PEARL HARDIN as herein stated on October 21, 1977.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES and the payment to me of \$16,021.16, by LAURA PEARL HARDIN, receipt of which is hereby acknowledged, I, ROBERT Q. WHITWELL, Substituted Trustee, hereby sell, convey and deliver to the said LAURA PEARL HARDIN the herein described lands.

TO HAVE AND TO HOLD the above described real estate together with all improvements thereon to the party of the second part, her heirs and assigns, in fee simple forever, and in bar of all right of equity of redemption.

The first party, as Substituted Trustee, does hereby transfer, assign and set over to the second party all the covenants and warranties contained in the aforesaid Deed of Trust, does hereby warrant the title which he is vested as he is authorized to do as Substituted Trustee, but not further or otherwise.

WITNESS MY SIGNATURE this 21st day of October, 1977.


ROBERT Q. WHITWELL,
SUBSTITUTED TRUSTEE

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STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said County and State, the within named ROBERT Q. WHITWELL, the Substituted Trustee, who acknowledged that he signed and delivered the foregoing SUBSTITUTED TRUSTEE'S DEED on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein described.

SWORN to and subscribed before me, this 21ST day of October, 1977.



Ronald L. Taylor
Notary Public

My Commission Expires:
My Commission Expires December 7, 1978



North Mississippi Times

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said County and State,

[Signature]

_____, one of the managers of the DeSoto Times, a newspaper published in the Town of Hernando and having a general circulation in said County, who being duly sworn, deposed and said that the publication of a notice of which a true copy is hereto affixed, has been made in said newspaper for a period of 4 weeks consecutively, as follows, to-wit:

In Vol. 82 No. 38, dated the 29 day of Sept, 1977

In Vol. 82 No. 39, dated the 6 day of Oct, 1977

In Vol. 82 No. 40, dated the 13 day of Oct, 1977

In Vol. 82 No. 41, dated the 20 day of Oct, 1977

In Vol. _____ No. _____, dated the _____ day of _____

and that the DeSoto Times has been published continuously for a period of _____

[Signature]
FOR DESOTO TIMES

Sworn to and subscribed before me, this 24th day of October, 1977

[Signature]
My Commission Expires January 6, 1981
NOTARY PUBLIC

My Commission expires _____, 19____

To Robert Q. Whitwell

for taking the annexed publication of 585

words or the equivalent thereof for a total of 4

times \$ 82.75, plus \$1.00 for making a proof

of publication and depositing to same for a total cost

of \$ 88.75

SUBSTITUTED TRUSTEES NOTICE OF SALE

WHEREAS, WILLIAM J. RUTLAND and wife, BRIDGET RUTLAND, executed a Deed of Trust in favor of BOYD HARDIN and wife, LAURA PEARL HARDIN, as beneficiaries, to secure an indebtedness described therein, said Deed of Trust being of record in Book 126 at Page 51, of the Real Estate Trust Deeds Records of DeSoto County, Mississippi, Chancery Court Clerk's Office; and,

WHEREAS, the said LAURA PEARL HARDIN, was the legatee, devisee, and beneficiary under the Last Will and Testament of THOMAS BOYD HARDIN, Deceased, said Will dated March 9, 1964; and, the said Will was probated in the Chancery Court of DeSoto County, Mississippi in Cause No. 75-168 and said estate was finalized with Final Decree dated October 20, 1975; and said LAURA PEARL HARDIN being the present holder and beneficiary of the Deed of Trust referred to herein; and,

WHEREAS, the said LAURA PEARL HARDIN, is authorized by provisions of said Deed of Trust, did, on September 12, 1977 duly appoint the undersigned Robert Q. Whitwell, as Substituted Trustee, to act in the place and stead of the said B.G. Perry, Trustee, and vested me with all rights and privileges originally vested in the said original Trustee under the terms of the said Deed of Trust, said appointment of Substitute Trustee being of record in Book 215 at Page 779, the Real Estate Trust Deed Records of DeSoto County, Mississippi; and,

WHEREAS, default has been made in the payment of the said indebtedness, according to the terms of the said Deed of Trust, and I have been directed by LAURA PEARL HARDIN, the lawful owner and holder of the said indebtedness to foreclose said Deed of Trust according to its terms; and,

WHEREAS, therefore, notice is hereby given that I, Robert Q. Whitwell, Substituted Trustee, will on the 21st day of October, 1977, offer for sale and sell at public auction, to the highest bidder for cash at the East door of the Courthouse in the Town of Hernando, DeSoto County, Mississippi, within legal hours for sales, the same being between 11:00 A.M. and 4:00 P.M., the lands conveyed by said Deed of Trust as follows:

A parcel of land in Section 27, Township 1 South, Range 8 West beginning at a point in the center of Goodman Road 1685 feet east of the Southwest corner of the Southeast Quarter of Section 27, Township 1, Range 8 West, said point of beginning being the southwest corner of the lot owned by R.B. McGibbon, thence north 22 degrees 45 minutes west with the west line of said McGibbon lot 120 feet to a stake in the northwest corner of said McGibbon lot, thence north 84 degrees 50 minutes east with the north line of said McGibbon lot 60 feet to the west right-of-way line of the Illinois Central Railroad, thence north 22 degrees 45 minutes west with the west right-of-way line of said railroad 216 feet to a stake in the center of a small ditch, thence south 10 degrees west with the center line of said ditch 310 feet to the south line of said Section 27, thence north 84 degrees 50 minutes east with the south line of said section 134 feet to the point of beginning, containing .555 acre, and being a part of the land conveyed to W.P. Sanders by Dr. F.M. Pollard by deed recorded in Book 27 at Page 315 of the land Deed Records of said county; LESS AND EXCEPT a strip on the south side conveyed to DeSoto County for road purposes by deed recorded in Book 41 at Page 50 in said County, and subject to an easement for ingress, egress and regress granted to Henry G. Lee by deed recorded in Book 65 at Page 159 in said county, and being the same land conveyed to the grantors this day by F.G. Thomas, et ux by deed recorded in Book 43 at Page 263 of said county.

The undersigned will sell and convey only such title in which he is vested as Substituted Trustee.

WITNESS THE SIGNATURE of the Substituted Trustee on this the 20th day of September, 1977.

/s/ Robert Q. Whitwell
SUBSTITUTED TRUSTEE

Sept. 29, Oct. 6, 13, 20

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 11 o'clock 15 minutes A.M. 3 day of Nov, 1977, and that the same has been recorded in Book 132 Page 169 records of Warrant Deed of said County.

Witness my hand and seal this the 3 day of November, 1977.

Fees \$ 6.50 Pd.

SEAL

[Signature] CLERK